

A. LAND USE ELEMENT

INTRODUCTION

The Land Use Element plays the central role in the General Plan. It establishes a pattern for land use development, and sets policy for population density and building intensity. The Land Use Element serves as the basis for determining service requirements, including plans for future streets and roads, water and sewer, schools, and police and fire protection services. It is the determining factor for the future transportation system, as well as future noise compatibility issues. These topics are addressed in the Circulation Element and the Noise Element, respectively.

The Land Use Element of many city and county general plans deals with growth and development. Although the City of Rocklin has undeveloped areas, almost all of these areas have been master-planned through a series of Planned Unit Developments referred to as “General Development Plans” under the Rocklin Zoning Ordinance. Many areas that appear to be undeveloped or vacant actually have City approved development plans or “entitlements.” This limits the changes the City can make to the land use designations from the 1991 General Plan in the planning area.

As the City continues to develop, the land use decisions facing the community will evolve. There will be fewer instances in which large-scale residential development is proposed for vacant parcels, and more situations in which neighborhoods express concern regarding development proposals for specific smaller sites. With the City’s physical growth reaching the limits of its planning area, there will be less of a focus on large scale “planned developments” and more on the quality of the living environment within the city limits. The policies of the Land Use Element are designed to guide decisions regarding new development in existing developed areas (commonly referred to as “infill development”) and mixed use development (commercial and residential) using smart growth principles.

In addition to the goals and policies, the Land Use Diagram is a part of the Land Use Element. In this General Plan, the Land Use Diagram also encompasses the Open Space Diagram. It is located in the pocket in the back cover of this document.

The Land Use Element also includes definitions of each land use designation, population density and building intensity standards, a description of the General Plan holding capacity, and the Zoning Compatibility Matrix.

DESCRIPTION OF EXISTING CONDITIONS

EXISTING LAND USE

The Rocklin planning area encompasses approximately 13,000 acres, or 21 square miles. The City’s planning area is defined as all of the area within the City boundaries (approximately 19.8 square miles), plus the additional 1.2 square miles outside the City boundaries that are included within the City’s “Sphere of Influence.” The Sphere of Influence is identified by the Placer

County Local Agency Formation Commission as the area of probable physical boundaries and service area for the City of Rocklin. Any expansion of the Rocklin Sphere of Influence is constrained by several factors: the Sphere of Influence abuts the City limits of Lincoln to the north, Loomis to the east, and Roseville to the south and west. One unincorporated county “island” is located east of I-80.

Figure 3-1 in Chapter III shows the planning area boundary as well as the existing City limits (the incorporated area which makes up the City of Rocklin). Interstate 80 (I-80) and the Union Pacific Railroad tracks bisect the City and State Route (SR) 65 borders the west and southwest boundary of the City.

LAND USE INVENTORY

The City of Rocklin has compiled an inventory of existing land uses. This information, which is available by Assessor’s parcel number and street address, provides a parcel-by-parcel inventory of development status (vacant or developed) and development type (residential, mobile home, commercial, industrial, and other uses). This information is maintained by the Rocklin Community Development Department.

REDEVELOPMENT

The City of Rocklin has an adopted Redevelopment Plan and a Redevelopment Project Area. The Redevelopment Plan, amended most recently in 1997, was prepared in conformance with California Community Redevelopment Law, Section 33000 *et seq.* of the Health and Safety Code. The Project Area, as shown on Figure 4-1, generally encompasses the area between Interstate 80 and Pacific Street between Sunset Boulevard and the Sierra College Boulevard interchange. It includes downtown Rocklin as well as the Sunset Plaza shopping center, the Civic Center Master Plan Area, the last active granite quarry (Big Gun), commercial properties along Granite Drive and I-80 east of Sierra Meadows Drive, as well as light industrial and residential areas. Existing land uses in the Project Area include residential; neighborhood, community and highway-oriented retail; downtown retail and office; service commercial; and industrial. Other land uses are churches and various public facilities, including government buildings, public rights-of-way and roads. A number of vacant industrial zoned parcels are located along Dominguez Road in partially developed industrial parks. Vacant commercial sites are located along commercial corridors.

The Redevelopment Plan includes the following objectives:

- Expansion and diversification of the community’s economic and employment base, through the facilitation of more year-round employment opportunities, including industrial development and expansion.
- Improvement and revitalization of the Granite Drive commercial district.
- Recapture of general retail sales leakage from the City of Rocklin to other trade centers.

- Increasing the capture of potential commercial trade originating from traffic on Interstate 80.
- Improvement of traffic circulation throughout the Project Area, including better access to developable properties.
- Improvement in the quality of the community's existing affordable housing stock, through rehabilitation, reconstruction and new construction programs.
- Improvement of infrastructure supporting the Project Area, including street pavement, curb, gutter, sidewalk, sewer, water and storm drainage.
- Creation/enhancement of recreational and cultural opportunities available to the residents of the Project Area and of the community at large.
- Enhancement of the community facilities available to residents of the Project Area and supportive of the local population at large.
- Encouragement of industrial development and employment.
- Elimination of incompatible land uses.
- Transition of obsolete land uses or uses causing the underutilization of the underlying land, and assembly of properties to best meet current market needs.
- Elimination or mitigation of other existing blighting conditions and influences, including incompatible land uses, obsolete or substandard structures, inadequate public facilities, and/or small, multiple ownership, irregular or landlocked parcels.

Specific anticipated redevelopment programs and/or projects include Civic Center Master Plan infrastructure improvements; Granite Drive improvements; a commercial rehabilitation program; Rocklin Road interchange improvements; general drainage improvements; assistance in new affordable housing construction; Granite Drive/Sierra Meadows parcel consolidation; Sierra College Boulevard interchange improvements; development impact fee assistance; traffic circulation system improvements; Safe Routes to School program; assistance to senior housing projects; First Time Homebuyers Program (ongoing); affordable housing infrastructure program; and a housing rehabilitation program (ongoing).

SPECIAL PLANNING AREAS

The City has established a number of special planning areas as part of the community planning process. These areas include:

Rocklin Civic Center Plan: This Plan expanded the Civic Center into areas designated under the 1991 Rocklin General Plan as Medium Density Residential, Medium High Density residential, and Service Commercial for the purpose of supporting development of governmental operations

and recreational and cultural facilities. The Plan, adopted in 1996, also included an amendment to the City's Circulation Element. The Civic Center Land Use Plan is shown in Figure 4-2.

Rocklin Downtown Revitalization Plan: The Downtown Revitalization Plan area is generally defined as the area abutting Rocklin Road west of I-80 to Front Street and Pacific Street from Midas Avenue to Farron Street. The Plan, adopted in 1988, guides physical improvements in downtown Rocklin. The Plan seeks to enhance the potential for economic development in the downtown area. The Plan contains guidelines for public and private improvements relating to land use, circulation, parking, streetscape, architecture, lighting, signage and historic preservation. The Rocklin City Council has recently authorized an update of the Rocklin Downtown Revitalization Plan to address land use mix, design features, parking, pedestrian movement, traffic and circulation, and promotion opportunities to provide a clear and strong economic identity to the core downtown area.

Work on the Downtown Revitalization Plan is occurring at the same time as the 2005 General Plan Update although the General Plan Update is anticipated to be concluded in advance of the Downtown Plan effort. The Downtown Revitalization Plan Update is expected to result in a new vision for development in Central/Downtown Rocklin specifically with regard to land use mixes, intensities, and densities. It is anticipated that the Citywide General Plan will need to be amended following adoption of the Downtown Revitalization Plan Update to maintain consistency between the documents and to reflect the outcome of that focused planning effort.

Front Street Historical Area Master Plan: The Front Street Historical Area Master Plan was adopted in 1982, with the intent to preserve and enhance structures located within the City's historical area, and to guide further development. The area where this Master Plan applies has been designated as H-D (Historic District) on the City's zoning map. The Plan identified permitted uses in the area, established the Front Street Historic Committee, and established architectural styling and design criteria.

COMMUNITY DESIGN

Design Review

The City of Rocklin Zoning Ordinance provides for design review for multiple-family, commercial and industrial developments through application of a Design Review procedure. Due to the size, bulk, and height of many multiple-family, commercial and industrial developments, the ordinance is intended to assure that project designs make the most efficient use of available resources and harmonize with existing and proposed residential development and other existing development. The City established a Design Review Board to be appointed by the Mayor, with the concurrence of the City Council. The Planning Commission is currently the designated Design Review Board. The Design Review Board must approve permits for new structures, alterations or remodeling and some single family dwellings and associated accessory structures. The Design Review Board reviews site plans, parking, lighting, signs, fencing, building elevations, materials, color scheme, landscape plans, and preliminary grading plans. The criteria considered by the Design Review Board include:

- Compatibility of height and scale of structures, including signs, with the surrounding area;
- Preservation of natural topographic patterns and their incorporation into site plans;
- Preservation of oak trees;
- Orientation of structures to conserve energy;
- Compatibility of different architectural styles;
- Orientation and intensity of lighting;
- Variable siting of individual structures;
- Avoidance of monotony of texture, building lines or mass;
- Avoidance of blank walls;
- Variation in roof planes and exterior building walls;
- Screening of roof flashing, rain gutters, vents, and roof-mounted mechanical equipment;
- Signage guidelines;
- Parking and landscaping guidelines.

The City has also adopted design guidelines that apply specifically to the following projects: Whitney Oaks, Clover Valley Lakes, Granite Lake Estates, Mansion Oaks, commercial property on Sunset Boulevard between Third and Whitney, Stanford Ranch, Granite Tech Center, the Highlands, the North West Rocklin Annexation Area, and the Sunset West development.

Visual Survey

The City of Rocklin and the Rocklin planning area can be characterized as scenic, stimulating, and contrasting. Topography varies from flat to hilly, with low lying areas, bluffs, ravines and creeks. Many areas are still undeveloped and feature oak woodlands and riparian areas. Sweeping vistas across low lying areas and ravines are common throughout the planning area. Urbanized residential areas feature large newer homes in planned developments set in rolling topography, and older residential areas exist in both flat and hilly areas. The circulation system in the hillier portions of the City generally follows the topography, with curvilinear streets.

The original development area is located in the center of the City, and is referred to as Central Rocklin. This area is laid out in a grid street pattern, and includes most of the City's historical structures, including buildings made from native granite. The City has implemented a downtown beautification plan with streetscape improvements, including decorative walkways and landscaped medians. More contemporary commercial areas are found in locations throughout the planning area, including Stanford Ranch and the Granite Drive/Sierra Meadows community area. The Redevelopment Project Area encompasses the older areas of the City, and is characterized by some visual blight (vacant buildings, lack of landscaping, buildings in need of rehabilitation).

The historic Union Pacific rail line corridor passes through central Rocklin. Typical of most older rail corridors, it does not always showcase the most attractive side of the community. Uses along the corridor include older commercial and industrial areas, vacant lots and scattered residences. In the Central Rocklin area, the appearance of portions of the corridor has been upgraded through various efforts directed at downtown revitalization and redevelopment.

Other industrial uses are concentrated mainly near the Union Pacific Railroad tracks, which bisect the planning area. Interstate 80 also bisects the planning area in a southwesterly to northeasterly direction, while Highway 65 forms one of the City's southerly and easterly boundaries.

Another visual feature that is relatively unique to Rocklin is the existence of both working and abandoned granite quarries, many with associated ponds.

Open space in the Rocklin planning area consists primarily of large swaths of native vegetation and riparian areas which have been set aside as part of planned developments, often running through the middle of these developments, and used by residents for walking and other recreational activities. Developed parks are also interspersed throughout the neighborhoods of Rocklin. Two golf courses serve as important open space features located throughout the City, serving both as views from other vantage points and as areas from which views can be observed.

Scattered pockets of rural residential development exist throughout the planning area. The area east of I-80 and north of Rocklin Road encompasses rural residential areas, as well as the Sierra Community College campus.

The urbanized area of Rocklin is generally not visible from I-80 and Highway 65. Typical views from these transportation corridors include rolling oak woodlands, the rear yards of some residential areas, sound walls, and some commercial uses located along the south side of Granite Drive. Many of the major arterial roads, especially in more recently developed areas, offer sweeping vistas across canyons and views of bluffs. Maintaining these open vistas as additional planned development occurs will be an ongoing challenge to the City.

The intensity of night lighting within the planning area varies from very low in residential and rural residential areas to relatively high in commercial centers, the Central Rocklin area and along Rocklin Road. It is anticipated that lighting intensity levels in newly developed areas, while increasing from current levels due to street lighting and new commercial uses, will remain relatively low due to use of contemporary lighting fixtures that shield and direct lighting downward.

Photoplates 1 through 8 illustrate many of the features described above.

FUTURE LAND USE PATTERNS

The Land Use Diagram included in the pocket inside the back cover of this General Plan depicts the major land use categories of residential, commercial, industrial, public, and recreation/conservation, as well as mixed use categories. These basic categories are classified in greater detail and defined in Table 4-1.

POPULATION DENSITY AND BUILDING INTENSITY STANDARDS

A general plan must contain standards for population density. Quantifiable standards of population density must be provided for each of the land use categories contained in the plan.

Population density is best expressed as the relationship between two factors: the number of dwellings per acre, and the number of residents per dwelling. Population density standards are set forth in Table 4-1.

A general plan must also contain standards for building intensity. Local general plans must contain quantifiable standards of building intensity for each land use designation. These standards should define the most intensive use that will be allowed under each designation. While the land use designation identifies the type of allowable uses, the building intensity standard defines the concentration of use. Maximum dwelling units per acre is used as the standard for residential uses. Floor area yield (the percentage of building floor area to the total site area) is the standard used for commercial, industrial and public/quasi-public intensity. The dual standard of maximum lot coverage and maximum building height is used for urban reserve, open space, and recreational designations where development is being limited. Building intensity standards are set forth in Table 4-2.

GENERAL PLAN HOLDING CAPACITY

Based on available land and densities identified in this General Plan for the incorporated area and all other areas within the City's Sphere of Influence likely to be annexed, the total eventual population of the City at "buildout" is estimated to be 75,000. Buildout will occur when all property designated for residential uses within the City's Sphere of Influence has been annexed, and all properties have been developed with some use. Buildout does not preclude intensification of uses within the City.

In 2001, during the review of the Northwest Rocklin Annexation Area project plans and preparation of the EIR, the City of Rocklin updated estimated housing units at full buildout. The updated estimate is approximately 27,400 housing units. This represents a decrease of 378 units over the previous estimate (1994) of 27,778.

Population at buildout is estimated by multiplying the number of housing units by the estimated number of persons per household. The 2000 U.S. Census reported an average household size of 2.74 persons per household. Assuming an average of 2.74 persons per household, the City's population at buildout would be 75,000 \pm (2.74 multiplied by 27,400 households).

The 2025 Sacramento Area Council of Governments (SACOG) population projection for the City of Rocklin is 70,490 persons. SACOG projected an annual growth rate of approximately 2 percent in the 2020-2025 period. Assuming the SACOG projection proves to be correct, and assuming an annual average growth rate of 2 percent, full buildout population would be reached in 2032. While there can be no certainty with regard to actual pace of future population growth, using historic growth rates of 9 percent a year probably overestimates future growth, while the SACOG projection does not appear to reflect current conditions in the community. The State Department of Finance provides further evidence that SACOG has underestimated the future population since the current estimated population as of January 1, 2003 is 43,600.

Since there is no certainty with regard to the actual pace of population growth, it is useful to develop population projections based on a low, mid-range and high growth scenario. Table 4-3A

provides a range of growth scenarios. The low growth scenario is based on the SACOG projections, the mid-range is based on an examination of recent residential building activity and the high growth projection is based on a historic growth rate of 9%.

Table 4-3B presents non-residential development in the City of Rocklin between 1992 and buildout.

Between 1992 and 2001, the City of Rocklin's non-residential development average annual growth was as follows:

Retail – 110,000 square feet per year.

Office – 68,000 square feet per year.

Industrial – 135,000 square feet per year.

The average annual growth for non-residential development between 2001 and 2004 is as follows: *

Retail – 188,000 square feet per year.

Office – 92,333 square feet per year.

Industrial – 145,333 square feet per year.

* The average annual growth experienced for non-residential development between 2001 and 2004 is higher in all categories than the rate that occurred between 1992 and 2001. The City will continue to monitor this data to determine if recent increases in non-residential absorption are sustained over time. Based upon the assumption that non-residential development absorption in Rocklin will continue to occur at rates that are similar to the trends shown above, buildout of non-residential development, particularly retail and office uses, is anticipated to occur well beyond the General Plan horizon year of 2025. In contrast, buildout of residential development within the City is anticipated to occur by the year 2015 or sooner.

Table 4-1 Summary of Land Use Designations and Population Density Standards				
Land Use Designation	Purpose	Character	Density ^{1/}	Population ^{2/} Per Acre
Rural Residential	<p>A. Provide areas for residential development compatible with the rural character and life style.</p> <p>B. Establish density patterns related equally to the physical and man-made characteristics of the land.</p>	Large lot rural residential area on parcels ranging from one to ten acres.	Minimum 1 acre lots	Three or less
Low Density Residential	<p>A. Provide area for single family residential estate sized lots, compatible with a semi-rural setting.</p> <p>B. Establish density patterns which relate to both the physical and man-made characteristics of the land.</p>	Residential estate areas on parcels ranging from 12,500 sq. ft. to one acre.	Minimum lots from 12,500 sq. ft. to 1 acre 1-3.4 du/ac	3-9
Medium Density Residential	<p>A. Provide areas for single family homes on urban lots, including townhouses and condominiums.</p> <p>B. To allow for accessory uses and non-residential uses, compatible with single family neighborhoods.</p> <p>C. To discourage non-residential uses which are incompatible with single family neighborhoods.</p>	Areas where single family residential structures do not exceed 2 stories in height or cover more than 40% of the site.	Minimum lots from 5,000 sq. ft. to 12,500 sq. ft. 3.5-8.4 du/ac.	9-21
Medium High Density Residential	A. Provide areas for multi-family homes, including duplexes, triplexes, apartments, townhouses and condominiums.	Areas where multi-family residential structures do not exceed 2 stories, in close proximity to commercial and public facilities.	8.5-15.4 du/ac.	12-39

Table 4-1 Summary of Land Use Designations and Population Density Standards				
Land Use Designation	Purpose	Character	Density ^{1/}	Population ^{2/} Per Acre
High Density Residential	A. Provide areas for multi-family homes, conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses.	Areas of multiple family development in close proximity to commercial and public facilities, arterial and collector streets and other intensive uses.	15.5-20 du/ac.	39-50

^{1/} Under a PD zone, minimum lot sizes may be reduced when sensitive land constraints exist, or when there are other compensating factors which justify a reduction in size.

^{2/} An average population per household of 2.74 has been assumed for General Plan purposes.

Table 4-2 Summary of Building Intensity Standards			
Land Use Designation	Purpose	Character	Building Intensity ^{1/}
Retail Commercial	<p>A. To provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.</p> <p>B. To provide areas for retail and service establishments intended to meet daily convenience needs of residential areas.</p> <p>C. To provide areas for highway traveler services and uses normally associated with travelers and vacationers.</p>	Retail trade services that should be grouped for comparison shopping. Easily accessible, compatible and geared for the neighborhood local and regional needs. Also highway commercial uses geared for tourist or highway travel.	<p>Minimum lot area 6,000 to 20,000 sq. ft.</p> <p>Floor area yield = 25% of lot area</p>
Service Commercial	A. To provide areas suitable for retail, wholesale, heavy commercial, and service establishments where they will not adversely affect	Commercial activities in which the function performed is of equal or greater importance	Minimum lot area 7,000 to 20,000 sq. ft.

Table 4-2 Summary of Building Intensity Standards			
Land Use Designation	Purpose	Character	Building Intensity ^{1/}
	surrounding properties.	than the product traded, or which, due to space requirements or the distinctive nature of the operation, are not compatible with or usually located in retail commercial areas.	Floor area yield = 25% of lot area
Business-Professional	A. To provide for the concentration of professional office development for their mutual benefit and convenience, as well as public convenience.	Professional office development. Compatible commercial and quasi-public uses can be concentrated for public convenience and mutual benefit.	Minimum lot area 6,000 to 9,000 sq. ft. Floor area yield = 25% of lot area
Business Professional/ Commercial/Light Industrial	B. To preserve flexibility in the marketing and development process by making land available for a variety of business/professional office development, retail commercial development and light industrial development. C. The use of innovative development and planning techniques to promote flexibility in land use is encouraged.	Professional office development. Compatible commercial and quasi-public uses can be concentrated for public convenience and mutual benefit.	Minimum lot area determined by PD zone Floor area yield = 25% to 50% of lot area
Light Industrial	A. To provide areas for the concentration of light industrial uses as supportive uses to heavy industrial areas. B. To protect adjacent land uses from harmful influences, and to prevent the intrusion of incompatible uses into industrial areas.	Areas of restricted, non-intensive manufacturing and storage facilities which do not have significant detrimental effects upon immediately surrounding properties or the general environment of the planning area.	Minimum lot area 20,000 sq. ft. Floor area yield = 50% of lot area
Heavy Industrial	A. To provide areas to concentrate large scale	Areas designated for full range	Minimum 1 acre

Density Standards			
	Purpose	Character	Building Intensity ^{1/}
	<p>industrial and manufacturing uses to enable efficient use of transportation, circulation and energy facilities.</p> <p>B. To protect adjacent land uses from harmful influences and to prevent the intrusion of incompatible land uses into industrial areas.</p>	<p>of manufacturing, processing, fabrication and storage activities which do not create nuisances that extend beyond the boundaries of the heavy industrial area in which the industry is located.</p>	<p>Floor area yield = 50% of lot area</p>
Recreation/Conservation	<p>A. To provide land to be used for active and passive recreation.</p> <p>B. To designate land to be preserved for future recreational use.</p> <p>C. To protect land having important environmental and ecological qualities.</p>	<p>Area of existing or future recreational use primarily related to outdoor facilities; areas of important environmental or ecological qualities.</p>	Not applicable
Public Quasi-Public	<p>A. To identify existing land and structures committed to public agency uses.</p> <p>B. To provide areas for development of future public facilities to meet public needs.</p>	<p>Public facilities of a neighborhood, community or regional nature.</p>	Not applicable
Urban Reserve	<p>A. To designate land for limited agricultural use with an expected future use other than agriculture.</p>	Not applicable	Not applicable

^{1/} Under a PD zone, minimum lot sizes may be reduced when sensitive land constraints exist, or when there are other compensating factors which justify a reduction in size.

Table 4-3A City of Rocklin - Growth Projection Scenarios						
Year	SACOG Population Projection	Average Annual Rate of Growth Per SACOG	Number of Building Permits Issued	Population Projection Based on Residential Building Permits Issued	Historic Rate of Growth: 9%	Population Projection Based On Growth Rate of 9%
	Low Projection			Mid-Range Projection		High Projection
2000	36,330			36,330		36,330
2005	44,100	4.2%	5,000	50,030	9%	52,678
2010	50,700	3.0%	5,000	63,730	9%	75,000±
2015	58,470	3.0%	4,000	75,000±		
2020	64,870	2.0%				
2025	70,490	1.7%				

Table 4-3B City of Rocklin - Non-Residential Growth					
Land Use	1992	2001	2004	2025	Buildout
Retail and Commercial Centers	819,000	1,809,000	2,373,000 sq. ft.	4,449,000	9,966,000
Office	188,000	804,000	1,081,000 sq. ft.	2,447,000	5,642,000
Industrial	1,890,000	3,104,000	3,540,000 sq. ft.	6,341,000	6,915,000
Total	2,897,000	5,717,000	6,994,000	13,237,000	22,523,000

LAND USE ELEMENT GOALS AND POLICIES

GENERAL LAND USE GOAL: To promote orderly and well-planned development that enhances the City of Rocklin.

General Land Use Policies

- LU-1 To promote flexibility and innovation in new development through the use of planned unit developments, development agreements, specific plans, mixed-use projects, and other innovative design and planning techniques.
- LU-2 To encourage a variety of building sites, building types, and land use concepts in Medium High and High Density Residential, commercial, and industrial areas that are located along major streets, rights of way, and highways/freeways.
- LU-3 To consider the development and application of a mixed-use (residential/commercial or office) land use category or overlay for use at appropriate locations within the City of Rocklin.

- LU-4 To utilize techniques that minimize the adverse effects of light and glare on surrounding properties, and incorporate dark sky concepts to the extent practicable.
- LU-5 To encourage residential, commercial, and industrial development projects to be designed in a manner that effectively protects existing oak trees designated to be retained through the development review process.

GOAL FOR RESIDENTIAL LAND USE: To designate, protect, and provide sufficient land to meet residential development needs and to preserve and protect existing residential neighborhoods.

Policies for Existing Residential Land Use

- LU-6 To buffer residential areas from land use impacts of adjacent non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- LU-7 To preserve and enhance the quality of existing residential areas by continuing to provide high-quality public services, by rehabilitating useful structures and by removing substandard units.
- LU-8 To continue programs for the prevention of blight, utilizing public and private resources such as code enforcement, neighborhood rehabilitation programs, and Redevelopment Agency actions.
- LU-9 To encourage active involvement by individuals and citizen organizations in maintaining and upgrading existing residential neighborhoods.
- LU-10 To encourage preservation and adaptive reuse of significant historic structures and sites.
- LU-11 To encourage infill residential development that is in keeping with the character and scale of the surrounding neighborhood, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

Policies for New Residential Land Use

- LU-12 To provide a variety of residential land use designations that will meet the future needs of the City.
- LU-13 To review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.
- LU-14 To buffer residential land uses locating adjacent to non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.

LU-15 To restrict single family residential units proposed to be located adjacent to non-residential land uses to a single story where appropriate.

LU-16 To coordinate planning with neighboring jurisdictions in order to ensure compatible land uses.

LU-17 To designate residential land according to the following densities:

	<u>Dwelling Units per Acre</u>
Rural	Less than 1
Low Density	1-3.4
Medium Density	3.5-8.4
Medium High Density	8.5-15.4
High Density	15.5-20

Dwelling units to be rounded to the nearest tenth.

(Land use projects that propose fewer or more units than the designated residential land use density ranges allow shall be considered inconsistent with the General Plan.)

LU-18 To establish residential design standards for planned unit developments, especially for hillsides and other unique areas, to reduce the impact of new development on the existing natural terrain and built environment.

LU-19 To require projects that are approved on severe slopes (25 percent or greater) to establish grading design guidelines with their development application.

LU-20 To encourage Medium High and High Density Residential uses to locate near major arterial and/or collector streets.

LU-21 To maintain development standards unique to Central Rocklin that encourage residential development on infill parcels, including affordable housing, while maintaining compatibility with existing residential land uses.

LU-22 To encourage neighborhood and community access through design that interconnects streets and pedestrian and bicycle pathways, allowing social interaction; access to schools, neighborhood and community parks and other open space areas; and the efficient movement of service and emergency vehicles.

LU-23 To prohibit gated roads that would adversely affect vehicular, bicycle and pedestrian circulation, discourage the interconnection of neighborhoods, or hinder access to public facilities and lands.

NOTE: IN ADDITION TO THE ABOVE GOAL AND POLICIES, THE HOUSING ELEMENT CONTAINS HOUSING GOALS, POLICIES AND ACTIONS TO ASSURE A VARIETY OF HOUSING TYPES, PROVIDE FOR STRUCTURALLY SOUND HOUSING, ENCOURAGE THE PRESERVATION OF EXISTING HOUSING AND THE CONSTRUCTION OF NEW HOUSING TO MEET THE NEEDS OF ALL INCOME GROUPS, AND ENSURE THAT HOUSING OPPORTUNITIES ARE OPEN TO ALL PEOPLE.

GOAL FOR COMMERCIAL LAND USE: To retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future City needs.

Policies for Commercial Land Use

- LU-24 To promote and renew as needed, the Pacific Street, Rocklin Road, Sunset Boulevard, Granite Drive, Lone Tree, Blue Oaks and the Highway 65 corridor business districts in order to provide diversified business opportunities and greater pedestrian orientation.
- LU-25 To designate sufficient commercial land to meet the future needs of the City, including sites that will promote pedestrian access from neighborhoods.
- LU-26 To ensure that adequate parking and vehicle, bicycle and pedestrian access are included in approved commercial development plans.
- LU-27 To encourage pedestrian oriented plazas, walkways, bike trails, bike lanes and street furniture within commercial developments.
- LU-28 To maximize internal vehicular, pedestrian and bicycle connections between adjacent commercial developments.
- LU-29 To minimize conflicts between new commercial land uses and other land uses, such as residential, park, and recreational uses.
- LU-30 To require that commercial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- LU-31 To maintain development standards, including off-site parking provisions, unique to Central Rocklin for the area along Pacific Street from Midas to Farron Streets.
- LU-32 To revise and implement the Downtown Revitalization Plans and Design Guidelines to address land use mix, design features, parking, pedestrian movement, traffic and circulation, and promotion opportunities to provide a clear and strong economic identity to the core downtown area.
- LU-33 To encourage private development of property owned by Union Pacific Railroad adjacent to their right-of-way, unless otherwise needed for public purposes, in accordance with the Rocklin Downtown Revitalization Plan and Redevelopment Plan.

LU-34 To encourage development of vacant lands and rehabilitation of existing buildings within the Historical District of Rocklin along Front Street between Rocklin Road and Farron Street.

LU-35 To encourage mixed commercial and residential land uses within the Historical District, Pacific Street corridor, and other areas if appropriate.

LU-36 To encourage the development of regional shopping facilities within the City of Rocklin.

LU-37 To attract job generating land uses that will provide a variety of employment opportunities for those who live, or are likely to live, in the community or South Placer subregion.

LU-38 To continue programs that promote commercial and professional office uses to locate in Rocklin in areas designated for those purposes.

GOAL FOR INDUSTRIAL LAND USE: To designate sufficient land for existing and new industrial uses compatible with the existing community.

Policies for Industrial Land Use

LU-39 To promote and renew the industrial areas along Delmar Avenue, Dominguez Road, Anthony Court and Pacific Street to provide for diversified industrial business opportunities.

LU-40 To require that industrial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.

LU-41 To encourage industrial land uses that are consistent with the character and scale of the existing community and do not pose a hazard.

LU-42 To designate land for industrial uses sufficient to meet future City needs.

LU-43 To review the BP/COM/LI land use designation on a regular basis and to make modifications necessary to ensure an appropriate balance between business professional, commercial, and light industrial uses.

GOAL FOR ROCKLIN CIVIC CENTER AREA LAND USE: To create a government center within the Civic Center area of Rocklin to serve the City of Rocklin at its expected buildout population, while maintaining the ambience, character and scale of Central Rocklin.

Policies for Rocklin Civic Center Area Land Use

- LU-44 To implement design guidelines that achieve a unified design concept and theme for all buildings, structures, driveways, parking areas, parks and landscaping within the government center area.
 - LU-45 To enhance the identity of Central Rocklin as a focal point in the City by encouraging a complementary development pattern within the overall Rocklin Civic Center area.
 - LU-46 To enhance and preserve the special natural features of the Civic Center area to the extent feasible, including oak trees, quarries and rock outcrops.
 - LU-47 To ensure that residential infill development in Central Rocklin is compatible with the Civic Center area and takes into consideration preservation of unique natural features and historic resources.
 - LU-48 To utilize the planned development procedure for new multiple family residential projects in the Civic Center area.
 - LU-49 To ensure that the spacing, scale, mass, height, exterior materials and architectural design of new residential uses in Central Rocklin complement existing residential structures and the Civic Center Plan.
 - LU-50 To encourage new commercial development along Pacific Street within the Civic Center area.
 - LU-51 To ensure that design guidelines for the Downtown Revitalization Plan are compatible with concepts for the Civic Center area.
 - LU-52 To encourage pedestrian oriented plazas, walkways, bike trails, bike lanes and street furniture within the Civic Center area and connections to other community areas.
- GOAL FOR LAND OUTSIDE THE CITY LIMITS:** To retain rural designations for land on the periphery of the City limits but within the planning area, until annexed to the City.

Policies for Land Outside the City Limits

- LU-53 To urge Placer County to maintain low density rural land use designations and large parcel zoning in areas that have the potential to impact the City.
- LU-54 To discourage residential, commercial, or industrial development at urban densities or intensities in areas on the periphery of the Rocklin planning area, unless public services can be provided and annexation is accomplished to an appropriate City.
- LU-55 To promote commercial and industrial development within the City limits as more efficient, economical, and desirable than development outside the City limits.

LU-56 To oppose land uses proposed in areas outside the City limits that would be incompatible with existing or planned land uses within the City, or do not serve the best interests of the City of Rocklin.

LU-57 To coordinate with Placer County and Placer County LAFCO for the annexation of unincorporated developed areas that lie within the City of Rocklin's Sphere of Influence, when such annexation does not place an undue financial burden on the City.

GOAL FOR LAND USE CONSISTENCY: To ensure that the legal requirements for General Plan land use consistency are fulfilled.

Policies for Land Use Consistency

LU-58 To amend the Zoning Code and other land use regulations as needed to make them consistent with the General Plan.

LU-59 To approve amendments to the Zoning Code and other land use regulations only if the changes are consistent with the General Plan.

LU-60 To continue to develop implementation measures and actions that further the goals and policies of the General Plan.

GOAL FOR LAND USE COORDINATION: To coordinate land use decisions with the County and other cities in the South Placer subregion.

Policies for Land Use Coordination

LU-61 To continue to participate in the activities of regional entities as deemed appropriate, such as the Highway 65 Joint Powers Authority, the South Placer Regional Transportation Authority (SPRTA), Placer County Transportation Planning Agency (PCTPA), the Sacramento Area Council of Governments (SACOG), the Placer County Flood Control and Water Conservation District, and the landfill authority.

LU-62 To consider the effects of land use proposals and decisions on the South Placer subregion jobs/housing balance.

LU-63 To encourage communication between the County and the cities of Roseville, Loomis, Lincoln, and Rocklin to ensure the opportunity to comment on actions having cross-border implications. To address other community interface issues, including land use compatibility, circulation and access, and development standards.

LAND USE ACTION PLAN

Please refer to Chapter II, Summary of Goals and Policies and Action Plan, for the Land Use Action Plan.

ZONING COMPATIBILITY MATRIX

Zoning is generally considered to be the primary tool for implementing the General Plan. State law requires that the City's Zoning Ordinance be consistent with the General Plan. This means that the land uses allowed by the Zoning Ordinance must be compatible with the goals, policies and land uses specified in the General Plan.

The consistency of existing City zoning categories with General Plan land use designations is presented in Table 4-4.

Table 4-4 Zoning Consistency Matrix																											
General Plan Land Use Designation	Zoning Code																										
	R-2	R-3	R1-5	R1-6	R1-7	R1-10	R1-12.5	R1-15	RE-20	RE-30	RE-1AC	RE-2A C	RA-3	RA-5	RA-10	B-P	H-D	C-1	C-2	C-3	C-4	C-H	M-1	M-2	O-A	P-D	
High Density Residential		●																									●
Med. High Density Residential	●	●																									●
Medium Density Residential			●	●	●	●	●																				●
Low Density Residential							●	●	●	●	●																●
Rural Residential											●	●	●	●	●												●
Business-Professional																●		●									●
Business Professional/ Commercial/Light Industrial																											●
Retail Commercial																●	●	●	●		●	●					●
Service Commercial																			●	●	●	●					●
Light Industrial																							●				●
Heavy Industrial																								●			●
Recreation-Conservation																									●	●	
Public & Quasi-Public																									●	●	
Urban Reserve	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

● Denotes zoning is consistent with General Plan Land Use designation.